

LANGAN SUBDIVISION

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

The plat illustrates the proposed 1 lot, 1.0 \pm acre subdivision which is located on the South side of Halls Mill Road, 2/10 mile \pm West of La Paloma Street. The subdivision is served by public water and sanitary sewer.

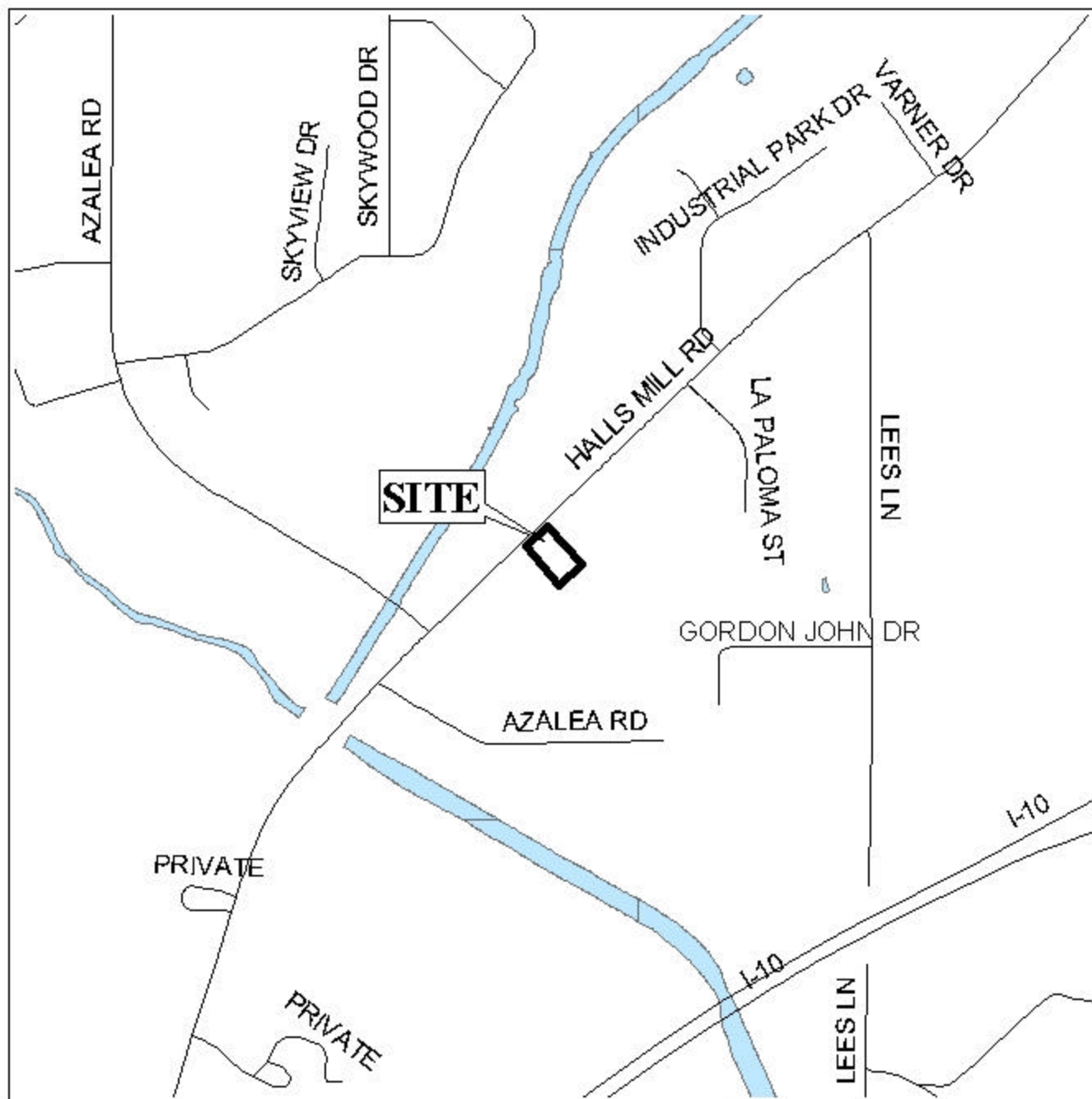
The purpose of this application is to create a legal lot from a metes and bounds parcel.

Halls Mill Road is a collector street and as such requires a minimum right-of-way of 70 feet; therefore, the dedication of sufficient right-of-way to provide 35' from the centerline of Halls Mill Road, should be required. Additionally, the placement of a note on the final plat stating that the site is limited to one curb cut to Halls Mill Road, with the size, location and design approved by Traffic Engineering, should be required.

Also, the illustration of the required 25-foot building setback line (from dedication, not from existing property line).

The plat meets the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval subject to the following conditions: 1) the dedication of sufficient right-of-way to provide 35' from the centerline of Halls Mill Road; 2) the placement of a note on the final plat stating that the site is limited to one curb cut to Halls Mill Road, with the size, location and design approved by Traffic Engineering and 3) the illustration of the required 25-foot building setback line (from dedication, not from existing property line).

LOCATOR MAP

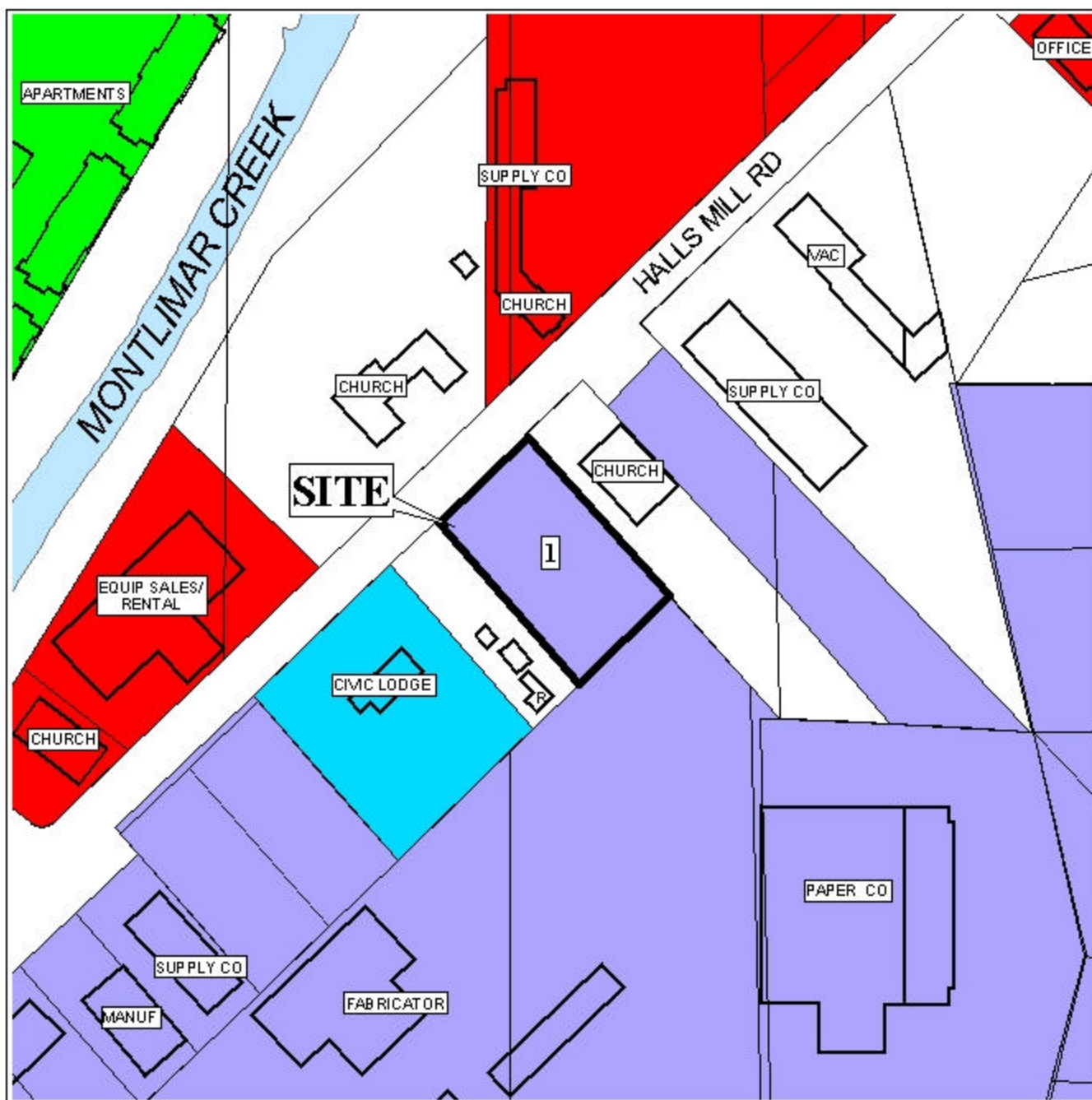


APPLICATION NUMBER 16 DATE November 20, 2003
APPLICANT Langan Subdivision
REQUEST Subdivision



NTS

LANGAN SUBDIVISION



APPLICATION NUMBER 16 DATE November 20, 2003

LEGEND

